

NOTICE OF TRUSTEE'S SALE

Date: July 31, 2020

Trustee: Gregory P. Crinion

Trustee's Address: 106 E. Willowick, Friendswood, Texas 77546

Borrower: Augusta Kelly & Company, LLC, a Texas limited liability company

Borrower's Address: 1346 County Road 634, Alvin, Texas 77511

Mortgagee: Amanda Mark

Mortgagee's Address: 2146 Salt Marsh Court, League City, Texas 77573

Note: Real Estate Lien Note dated July 16, 2019 from Borrower payable to the order of Mortgagee in the original principal sum of \$395,000.00, plus interest pursuant to the terms thereof accrued to date and hereafter accruing to Date of Sale, plus all costs and expenses incurred by Mortgagee and allowed under the foregoing Real Estate Lien Note and under the Commercial Construction Deed of Trust, including reasonable attorneys' fees.

Deeds of Trust: Commercial Construction Deed of Trust from Borrower dated July 16, 2019 and filed of record on July 17, 2019 in the Official Public Records of Real Property of Galveston County, Texas, at Galveston County Clerk's Instrument No. 2019038169.

Property: See Exhibit "A" attached hereto and incorporated herein by reference.

County: Galveston County, Texas

Date of Sale: September 1, 2020

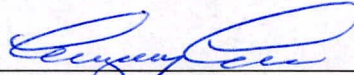
Time of Sale: Commencing no earlier than 10:00 a.m. or no later than three hours after that time.

Place of Sale: Lobby, Galveston County Courthouse, 1st Floor, 722 Moody (21st Street), Galveston, Texas 77550 or such other place as may be designated by the Galveston County Commissioners Court for non-judicial foreclosure sales.

Gregory P. Crinion has been appointed Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that, on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". The earliest time the sale will occur is the Time for Sale, and the sale will be conducted no later than three hours thereafter.

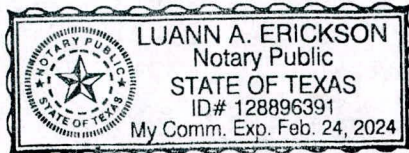
TRUSTEE

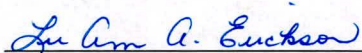


Gregory P. Crinion

THE STATE OF TEXAS §
 §
COUNTY OF GALVESTON §

This instrument was acknowledged before me on the 31st day of July, 2020 by Gregory P. Crinion.





Notary Public in and for the State of Texas

EXHIBIT A

A tract of land containing 0.385 Acre being a portion of Lots 21 & 22, Friendswood Subdivision, according to the map or plat thereof recorded in Volume 315, Page 79 in the Office of the County Clerk of Galveston County, Texas being the same tract recorded in the name of Paul S. Vincent under Clerk's File No. 2003068794 and being more particularly described by metes and bounds as follows: (bearings based on said Clerk's File No. 2003068794

BEGINNING at a 1/2 Inch iron rod found at the intersection of the southeast right-of-way line of West Shadowbend Avenue (50 Feet wide) and the southwest right-of-way line of Laurel Drive (60 Feet wide) being the north corner of this tract;

THENCE, SOUTH 45° 00' 00" EAST, with the southwest right-of-way line of Laurel Drive, a distance of 140.00 Feet to a 1/2 Inch iron rod found at the east corner of this tract;

THENCE, SOUTH 45° 00' 00" WEST, with the northwest line of the Final Plat of Friendswood I.S.D. Administration as recorded in Volume 18, Page 944 of the Galveston County Map Records, a distance of 120.00 Feet to a point at the south corner of this tract from which a fence corner bears South 75° 36' 00" West a distance of 0.81 Feet;

THENCE, NORTH 45° 00' 00" WEST, with the northeast line of a tract recorded in the name of Kelly K Roberts under Clerk's File No. 9805914, a distance of 140.00 Feet to a 1/2 Inch iron pipe found on the aforementioned southeast right-of-way line of West Shadowbend Avenue being the west corner of this tract;

THENCE, NORTH 45° 00' 00" EAST, with the southeast right-of-way line of West Shadowbend Avenue, a distance of 120.00 Feet to the POINT OF BEGINNING and containing 0.385 Acre of land.

FILED

Instrument Number: *FILED2020001125*

Filing Fee: 23.00

Number Of Pages:4

Filing Date: 07/31/2020 11:39AM

I hereby certify that this instrument was FILED on the date and time stamped hereon
and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in black ink that reads "Dwight D. Sullivan". The signature is written in a cursive style with a horizontal line underneath it.

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*